



7 Springfield Road, Billericay, CM12 0PS

Offers In Excess Of £675,000

- FOUR / FIVE BEDROOMS
- EXTENDED FAMILY HOME
- NO ONWARD CHAIN
- RARELY AVAILABLE IN THIS LOCATION
- NEARBY SHOPS & LAKE MEADOWS PARK
- INTEGRAL GARAGE
- ADJACENT TO BUTTSBURY PRIMARY SCHOOL
- THREE BATHROOMS
- DOUBLE GLAZED CONSERVATORY
- SHORT WALK TO BUTTSBURY JUNIOR & MAYFLOWER SECONDARY SCHOOLS

*** NO ONWARD CHAIN *** Located in a highly sought after location in North Billericay, rarely available in such a convenient position for Buttsbury & Mayflower schools, Lake Meadows Park and nearby convenience shops. Quirks are delighted to offer this substantial semi-detached family home, extended to provide excellent accommodation of approximately 1,800 square feet, including five bedrooms, three bathrooms, a kitchen / breakfast room, utility, spacious living room with bi-folding doors to the double glazed conservatory. The versatile layout gives the option for a dining room with French doors or this room could be used a fifth bedroom if required. On the first floor there are four bedrooms, bedroom one and two benefit from built-in wardrobe space, there is also a modern refitted shower room with Aqualisa shower and a separate family bathroom. This impressive property, has an extensive block paved driveway for several vehicles and an integral garage, giving potential for open plan kitchen / living space if required and subject to building regulation approval. The established rear garden has side gate access a storage shed and a paved patio area with the remainder laid to lawn with flower and shrub beds.

5 3 2 D

Council Tax Band: E



ENTRANCE HALLWAY

GROUND FLOOR WET ROOM

UTILITY ROOM

12'10 x 4'11

KITCHEN / BREAKFAST ROOM

15'5 x 14'1

INTEGRAL GARAGE

17'10 x 8

LIVING ROOM

17'11 x 15'7

DOUBLE GLAZED CONSERVATORY

13'1 x 11'7

DINING ROOM / BEDROOM FIVE

12'2 x 10'1

FIRST FLOOR LANDING

FAMILY BATHROOM

MODERN REFITTED SHOWER ROOM

BEDROOM ONE

11'6 x 9'2

BEDROOM TWO

12'6 x 10'10

BEDROOM THREE

9'2 max x 9

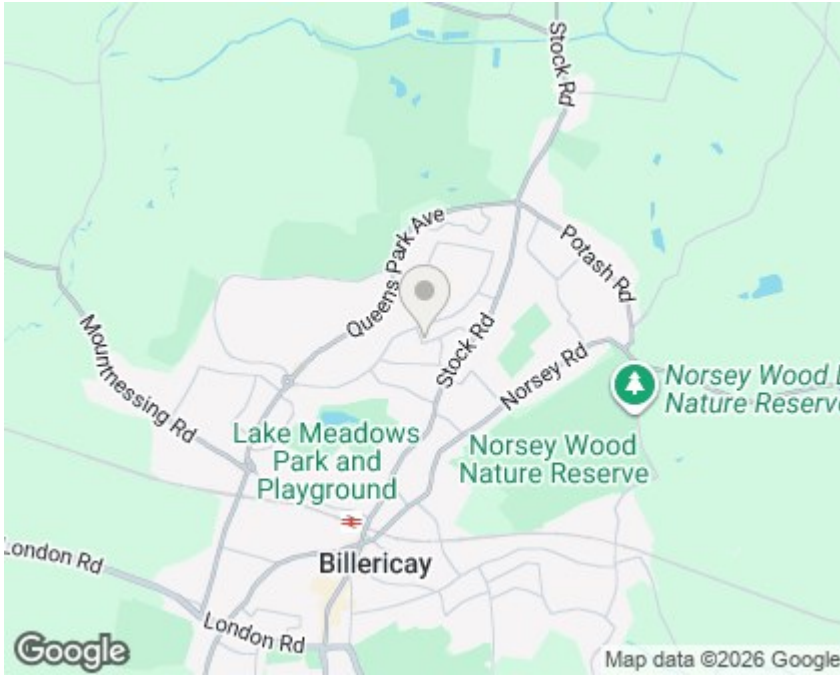
BEDROOM FOUR

9'2 x 8'2

REAR GARDEN

INDEPENDENT BLOCK PAVED DRIVEWAY





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

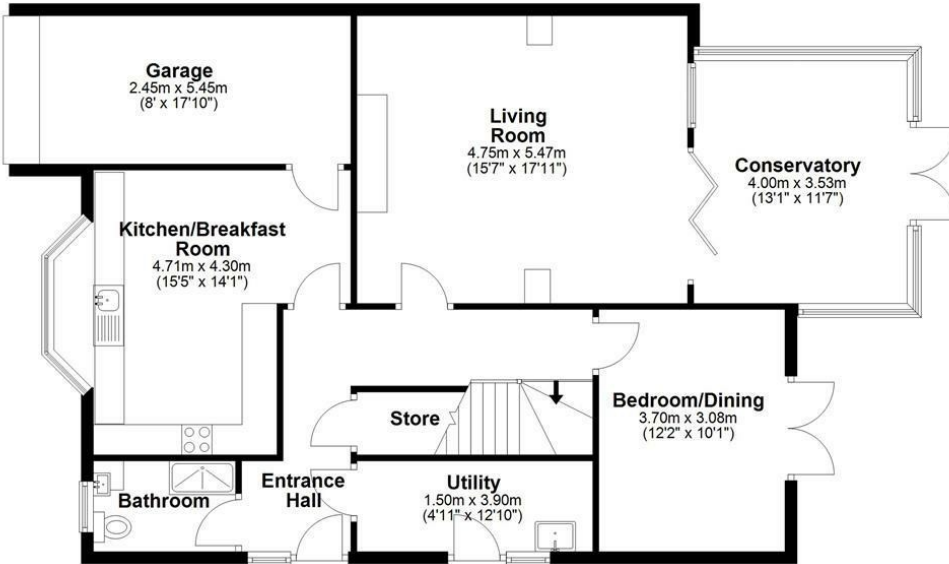
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



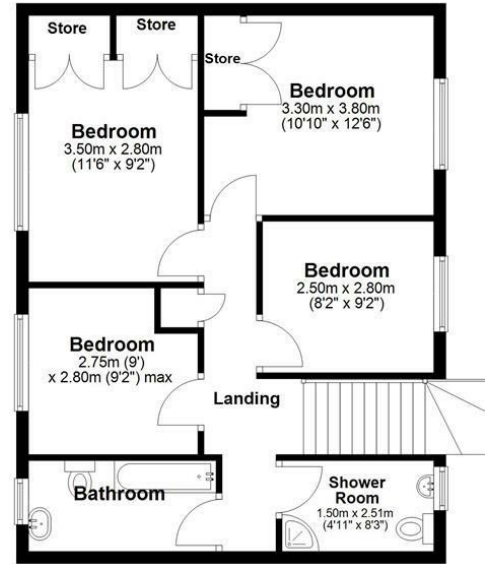
Ground Floor

Approx. 110.8 sq. metres (1192.2 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 169.6 sq. metres (1825.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Springfield Road